

**NOTICE OF TYPE III  
DEVELOPMENT REVIEW  
APPLICATION, OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE & PUBLIC HEARING**

Form DS1325



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**January 20, 2010**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **February 11, 2010, at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680.** Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

**Project Name:**           **HSIEH PROJECT**

**Case Number:**           **VAR2009-00018; SHL2009-00007; SEP2009-00101;  
GEO2009-00024; HAB2009-00086; BLA2009-00046**

**Location:**               **33911 NE Washougal River Rd, Washougal**

**Request:**               The applicant is requesting Shoreline variance approval to remove an existing house and carport and build a new house and

**REVISED NOTICE**  
**PREVIOUSLY SENT OUT AS A TYPE II**

garage in close to the same footprint. The proposed house will not meet the setback requirements for the R-10 zone district. The applicant is also requesting a variance for the zoning setback requirement. The project is located on approximately 2.54 acres.

**Applicant/Contact:** Bruce A Neill  
12913 NE 41st Street  
Vancouver WA 98682  
360-260-1028 (Phone); 360-254-1847 (Fax)  
E-mail: [bruceneill@comcast.net](mailto:bruceneill@comcast.net)

**Property Owner:** Wen-Jai & Pai-Her Hsieh  
2546 Webster Street  
Palo Alto, CA 94301  
E-mail: [xiewenjai@gmail.com](mailto:xiewenjai@gmail.com)

**Zoning:** R-10

**Comp Plan Designation:** R-10

**Parcel Number(s):** 141727-000; 141732-000

**Township:** 2N                      **Range:** 4E                      **SW ¼ of Section:** 28

**Applicable Code Sections:**

Clark County Code Sections: 40.380 (Stormwater and Erosion Control), 40.450 (Wetland Protection), 40.440 (Habitat Conservation Ordinance), 40.430 (Geologic Hazards Ordinance), Title 15 (Fire Prevention), 40.210.020 (Rural Districts), 40.420 (Flood Hazard Areas), 40.460 (Shoreline Overlay District), 40.500 40.550.020 (Variances), (Procedures), 40.570 (SEPA), Clark County Shoreline Management Master Program, Clark County Comprehensive Plan and State Laws WAC 220-110, WAC 173-27 and RCW 90.58.

**Neighborhood Contact:**

Washougal River Neighborhood Association, Kevin Addis, 512 NE 302nd Avenue  
Washougal, WA 98671

**Staff Contact Person:**

Terri Brooks, Planner, (360) 397-2375, ext.4885 E-mail: [terri.brooks@clark.wa.gov](mailto:terri.brooks@clark.wa.gov)  
Development Services Manger, Michael Butts (360) 397-2375, ext. 4137

**Please email SEPA comments to: [terri.brooks@clark.wa.gov](mailto:terri.brooks@clark.wa.gov)**

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1<sup>st</sup> floor.

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date:** November 13, 2009  
**Fully Complete Date:** December 3, 2009  
**Date of this notice:** January 5, 2010 (Previous notice sent out as Type II)

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**Timelines/Process:**

Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

**SEPA Appeal Process:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

*Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.*

A **procedural appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;

2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner is final unless there is:

- A motion filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

#### **ACCOMMODATION OF PHYSICAL IMPAIRMENTS**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

#### **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

#### **Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # East County Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Add Attachment for Agencies:**

- SEPA checklist

# **Clark county**

## **SEPA Environmental Checklist**

**Washington Administrative Code (WAC) 197-11-960**

### **Purpose of checklist:**

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

### **Instructions for applicants:**

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Services Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

### **Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. Background

1. Name of proposed project, if applicable:  
HSIEH HOUSE CONSTRUCTION (REPLACEMENT OF EXISTING HOUSE)
2. Name of applicant:  
BRUCE A. NEILL – NEILL REAL ESTATE SERVICES, LLC
3. Address and phone number of applicant and contact person:  
12913 NE 41<sup>ST</sup> STREET  
VANCOUVER, WA 98682  
(360) 260-1028
4. Date checklist prepared:  
SEPTEMBER 30, 2009
5. Agency requesting checklist:  
CLARK COUNTY COMMUNITY DEVELOPMENT
6. Proposed timing or schedule (including phasing, if applicable):  
CONSTRUCTION TO START SPRING, 2010
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.  
NO
8. List any environmental information that has been or will be prepared related to this proposal.  
SHORELINE PERMIT & MITIGATION PLAN, FLOODPLAIN INQUIRY, GEO-TECHNICAL STUDY, HABITAT REVIEW
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.  
SHORELINE CONDITIONAL USE & VARIANCE  
VARIANCE TO SETBACKS REQUIRED IN THE R-10 ZONE  
HABITAT PERMIT  
BOUNDARY LINE ADJUSTMENT
10. List any government approvals or permits needed for your proposal:  
TYPE III VARIANCE TO R-10 ZONE,, SHORELINE CONDITIONAL USE & VARIANCE, BUILDING PERMIT,INDIVIDUAL SEPTIC PERMIT (REPLACEMENT), INDIVIDUAL WELL, HABITAT PERMIT, FLOODPLAIN INQUIRY
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
THE OWNERS OF THE PROPERTY, WEN-JAI HSIEH and PAI-HER HSIEH, WANT TO REPLACE THE EXISTING HOUSE ON THE PROPERTY DUE TO DETERIORATION. ACCORDING TO COUNTY RECORDS, THE HOUSE WAS CONSTRUCTED IN 1952.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

THE ADDRESS OF THE PROPERTY IS 33911 NE WASHOUGAL RIVER ROAD.

THE PROPERTY IS IDENTIFIED AS TAX LOTS 4 & 10 (SERIAL #s 141727-000 & 141732-000), AND IS LOCATED IN THE SW QUARTER OF SECTION 28, T2N, R4E, WM.

## B. Environmental Elements

### 1. Earth

Agency  
Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

THERE ARE STEEP SLOPES ON THE NORTHERN PORTION OF THE SITE ADJACENT TO WASHOUGAL RIVER ROAD & THE SOUTHERN PORTION OF THE SITE ADJACENT TO THE WASHOUGAL RIVER EXCEPT. A FLAT TERRACED AREA IS BETWEEN THESE TWO SLOPED AREAS. THIS TERRACE IS LOCATION OF THE EXISTING/REPLACEMENT HOUSES.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

ACCORDING TO THE GIS DEVELOPER'S PACKET, THE STEEPEST SLOPES ARE BETWEEN 15-25%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

OID – OLYMPIC CLAY LOAM

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

A GEOLOGICAL HAZARD AREA STUDY WAS DONE BY EARTH ENGINEERS, INC., DATED JANUARY 27, 2009. BASED ON A FIELD INVESTIGATION THAT WAS DONE AS PART OF THIS STUDY, EEI NOTED THAT NO SEVERE SIGNS OF SLOPE INSTABILITY THAT WOULD THREATEN THE DEVELOPMENT WERE OBSERVED.

- e. Describe the purpose, type, & approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

THE PROJECT IS TO REPLACE THE EXISTING STRUCTURE. GRADING WILL BE MINOR AS PART OF THE PREPARATION OF THE SITE FOR CONSTRUCTION. NO FILL IS NEEDED..



- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

EROSION IS POSSIBLE DURING THE DEMOLISHION OF THE EXISTING HOUSE & CONSTRUCTION OF THE NEW HOUSE.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

APPROXIMATELY 17% OF TAX LOT 4 WILL BE IMPERVIOUS SURFACE. THIS IS ROUGHLY THE SAME PERCENTAGE AS THE EXISTING AMOUNT OF IMPERVIOUS SURFACE.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

BEFORE WORK BEGINS, EROSION CONTROL MEASURES WILL BE PUT IN PLACE. SITE CONSTRUCTION WILL OCCUR BETWEEN MAY & SEPTEMBER. THE SITE WILL BE STABELIZED AT COMPLETION.

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## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

DURING THE CONSTRUCTION PHASE, SOME DUST EMISSIONS MAY RESULT, ALBEIT MINIMAL, IF ANY. UPON COMPLETION, EMISSIONS WOULD RESULT FROM USE OF THE WOOD STOVE.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

NONE TO THE KNOWLEDGE OF THE APPLICANT.

- c. Proposed measures to reduce or control emissions or other impacts to air:

WATERING OF THE SITE WILL BE DONE AS NEEDED DURING THE CONSTRUCTION PHASE TO CONTROL DUST. THE WOOD STOVE WILL MEET EMISSIONS REQUIREMENTS.

### 3. Water

#### a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

YES. THE PROPERTY FRONTS ONTO THE WASHOUGAL RIVER.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

YES. THE PROJECT WILL REPLACE AN EXISTING HOME WHICH IS WITHIN 200 FEET OF THE RIVER.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

NO.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

NO. A FLOODPLAIN INQUIRY DETERMINED THAT THE CONSTRUCTION SITE "...IS NOT WITHIN THE FEMA MAPPED 100 YEAR FLOOD HAZARD AREA."

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO.

#### b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

YES. A NEW WELL WILL SERVE THE HOUSE. THIS WELL WILL REPLACE THE EXISTING WELL WHICH WILL BE PROPERLY DECOMMISSIONED.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

A NEW SEPTIC SYSTEM WILL BE INSTALLED TO SERVE THE NEW HOUSE. THIS WILL REPLACE THE EXISTING SYSTEM WHICH WILL BE PROPERLY DECOMMISSIONED.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

AS THE NEW HOUSE WILL REPLACE THE EXISTING HOUSE, THE INCREASE IN THE EXISTING IMPERVIOUS SURFACE WILL BE MINIMAL. A COLLECTION, CONVEYANCE AND DISPOSAL SYSTEM WILL BE DESIGNED SO THAT NO INCREASE OF RUNOFF OFFSITE WILL OCCUR...

- 2) Could waste materials enter ground or surface waters?  
If so, please describe.

NO.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

A COLLECTION, CONVEYANCE AND DISPOSAL SYSTEM WILL BE DESIGNED BY A CIVIL ENGINEER & APPROVED BY CLARK COUNTY TO CONTROL RUNOFF IMPACTS.

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**4. Plants**

- a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: (fir), cedar, pine, other
- (Shrubs)
- (Grass)
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation: BLUEBERRY BUSHES, JAPANESE KNOTWEED, HIMALAYAN BLACKBERRY

- b. What kind and amount of vegetation will be removed or altered?

AS PART OF THE SHORELINES PERMIT, HIMALAYAN BLACKBERRY AND JAPANESE KNOTWEED WILL BE REMOVED FROM THE BANK OF THE RIVER.

- c. List threatened or endangered species on or near the site.  
THE WASHOUGAL RIVER HAS BEEN LISTED BY WSDFW AS PROVIDING HABITAT FOR ESA SALMON.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:  
ONCE THE BLACKBERRY AND KNOTWEED HAVE BEEN REMOVED, THE PROPOSED MITIGATION INCLUDES PLANTING 20 RED OSIER DOGWOOD, 20 SCOULERS WILLOW AND 20 SALMON BERRY SHRUBS.

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## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

- b. List any threatened or endangered species known to be on or near the site.

ESA HAS LISTED CERTAIN SPECIES OF SALMON AS ENDANGERED.

- c. Is the site part of a migration route? If so, please explain.

YES. SALMON MIGRATE IN WASHOUGAL RIVER TO SPAWN.

- d. List proposed measures to preserve or enhance wildlife:  
NO WORK WILL BE DONE IN THE RIVER. SITE CONSTRUCTION WILL BE DONE FROM MAY TO SEPTEMBER TO MINIMIZE IMPACT ON FISH IN THE RIVER. . ADDITIONALLY, REPLACING THE NON-NATIVE VEGETATION WITH NATIVE VEGETATION WILL PROVIDE PROTECTION TO THE WATER QUALITY FOR THE RIVER BY SHADING SURFACE WATERS NEAR THE SHORE, AND WILL PROVIDE NATURAL HABITAT FOR SPECIES SUCH AS WATERFOWL, SHOREBIRDS, RAPTORS AS WELL AS AMPHIBIANS AND OTHER SMALL WETLAND/RIPARIAN ANIMALS.

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## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

THE MAIN SOURCE OF POWER WILL BE ELECTRICITY. A WOOD STOVE IS PLANNED AS AN ALTERNATE HEATING SOURCE.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

NO.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

THE CONSTRUCTION WILL MEET OR EXCEED ALL LOCAL, STATE AND FEDERAL ENERGY STANDARDS.

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## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.

ONLY THOSE NORMALLY ASSOCIATED WITH THE CONSTRUCTION AND OCCUPANCY OF A SINGLE FAMILY HOME.

- 1) Describe special emergency services that might be required.

FIRE AND EMERGENCY MEDICAL SERVICES.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

THE PROPOSED CONSTRUCTION WILL BE REVIEWED AND APPROVED BY THE CLARK COUNTY FIRE MARSHAL.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

THERE WILL BE SOME TRAFFIC NOISE FROM THE WASHOUGAL RIVER ROAD WHICH IS ADJACENT TO THE PROPERTY.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

IN THE SHORT TERM THERE WILL BE NOISE ASSOCIATED WITH HOME CONSTRUCTION. THIS WILL OCCUR DURING NORMAL HOURS OF CONSTRUCTION.

IN THE LONG TERM, THERE WILL BE NOISE NORMALLY ASSOCIATED WITH SINGLE FAMILY HOUSING.

- 3) Proposed measures to reduce or control noise impacts:

CONSTRUCTION WILL BE LIMITED TO NORMAL CONSTRUCTION HOURS. THE TRAFFIC NOISE WILL BE BUFFERED BY THE EXISTING VEGETATION WHICH IS BETWEEN THE CONSTRUCTION SITE AND THE WASHOUGAL RIVER ROAD. THE PROPOSED VEGETATION WILL HELP TO BUFFER THE WASHOUGAL RIVER HABITAT FROM NOISE ASSOCIATED WITH A SINGLE FAMILY HOME.

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**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?  
THE SITE HAS BEEN USED FOR SINGLE FAMILY RESIDENTIAL SINCE 1952. THE PROPERTIES ADJACENT TO THE SITE ARE VACANT.
- b. Has the site been used for agriculture? If so, please describe.  
NO.
- c. Describe any structures on the site.  
THE SITE HAS AN EXISTING SINGLE FAMILY HOUSE, A GARDEN SHED AND A WELL PUMP- HOUSE.
- d. Will any structures be demolished? If so, please describe.  
THE EXISTING HOUSE WILL BE DEMOLISHED AND A NEW HOUSE CONSTRUCTED. FOR THE MOST PART, THE NEW HOUSE WILL USE THE SAME BUILDING FOOTPRINT.
- e. What is the current zoning classification of the site?  
R-10.
- f. What is the current comprehensive plan designation of the site?  
R-10.

- g. What is the current shoreline master program designation of the site?

THE SMA MAPS IDENTIFY THE SITE AS "CONSERVATION".

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

YES. THE SITE HAS THE FOLLOWING ENVIRONMENTALLY SENSITIVE CLASSIFICATIONS ON OR ADJACENT TO IT:

100 YEAR FLOODPLAIN, STEEP SLOPES, POTENTIALLY UNSTABLE SLOPES AND WETLAND INVENTORIES.

- i. How many people would reside or work in the completed project?

APPROXIMATELY 2-4 PEOPLE WOULD RESIDE AT THE HOUSE.

- j. How many people would the completed project displace?

NONE. THE OWNER IS REBUILDING THE HOUSE FOR HIS OWN USE.

- k. Please list proposed measures to avoid or reduce displacement impacts:

NONE PROPOSED.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

THE PROPOSED HOUSE WILL FOR THE MOST PART UTILIZE THE EXISTING FOOTPRINT OF THE EXISTING HOUSE. THE IMPACT WILL BE THE SAME. AS PREVIOUSLY MENTIONED, THE REMOVAL OF NOXIOUS PLANTS AND PLANTING NATURAL VEGETATION ALONG THE SHORELINE WILL REDUCE IMPACTS THAT CURRENTLY EXIST.

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9. **Housing**

Agency  
Use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

ONE MIDDLE TO UPPER MIDDLE INCOME HOUSING.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

ONE LOWER MIDDLE TO MIDDLE INCOME HOUSING.

- c. List proposed measures to reduce or control housing impacts:  
NONE PROPOSED. THE OWNER IS REBUILDING THE HOUSE FOR HIS OWN USE.

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

AS DESIGNED, THE TALLEST HEIGHT OF THE HOUSE IS APPROXIMATELY 32 FEET. THE PROPOSED EXTERIOR IS PRIMARILY 1"X6" BEVELED SIDING. THERE WILL ALSO BE STONE VENEER AND CEDAR SHINGLES.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE. THE NEW HOUSE WILL USE THE SAME BUILDING FOOTPRINT.

- c. Proposed measures to reduce or control aesthetic impacts:

THE HOUSE WILL BE MOSTLY CONCEALED FROM WASHOUGAL RIVER ROAD BY THE EXISTING VEGETATION. THE PROPOSED PLANTING OF 60 NATIVE SHRUBS ALONG THE RIVER SHORELINE WILL REDUCE AESTHETIC IMPACTS OF THE HOUSE FROM THE RIVER.

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**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

LIGHT AND GLARE NORMALLY ASSOCIATED WITH A SINGLE FAMILY RESIDENCE. THESE WOULD OCCUR MOSTLY IN THE EVENINGS AND NIGHT.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO.

- c. What existing off-site sources of light or glare may affect your proposal?

NONE. THE EXISTING VEGETATION WILL BUFFER LIGHTS FROM THE WASHOUGAL RIVER ROAD.



- d. Proposed measures to reduce or control light and glare impacts:

THE HOUSE WILL BE MOSTLY CONCEALED FROM WASHOUGAL RIVER ROAD BY THE EXISTING VEGETATION. THE PROPOSED PLANTING OF 60 NATIVE SHRUBS ALONG THE RIVER SHORELINE WILL REDUCE LIGHT & GLARE IMPACTS OF THE HOUSE FROM THE RIVER.

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## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

THE PROPERTY FRONTS ONTO THE WASHOUGHAL RIVER WHICH HAS FISHING, SWIMMING AND OTHER RECREATIONAL ACTIVITIES

- b. Would the project displace any existing recreational uses? If so, please describe.

NO.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

NONE PROPOSED.

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## 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

NONE ARE ON THE SITE. AN ARCHAEOLOGICAL PREDETERMINATION STUDY WAS DONE BY ROBERT FREED, A PROFESSIONAL ARCHAEOLOGIST.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE KNOWN.

- c. Proposed measures to reduce or control impacts:

SHOULD ANY ARTIFACTS BE ENCOUNTERED DURING CONSTRUCTION, WORK WILL BE HALTED AND THE OWNER WILL CONTACT CLARK COUNTY COMMUNITY DEVELOPMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION.

#### 14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

THE SITE WILL BE SERVED BY THE WASHOUGAL RIVER ROAD VIA THE EXISTING DRIVEWAY WHICH SERVES THE PROPERTY.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

AS DESIGNED, THE HOUSE WILL HAVE A 2-CAR GARAGE AND ROOM TO PARK 2 VEHICLES IN FRONT OF THE GARAGE. THE EXISTING HOUSE HAS A 2 CAR CARPORT WHICH WILL BE ELIMINATED.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

NO.

- e. Will the project use water, rail, or air transportation? If so, please describe.

NO.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

IT IS ESTIMATED THAT ONE SINGLE FAMILY HOUSE WILL GENERATE 9.57 VEHICULAR TRIPS PER DAY. OF THESE 0.75 WILL BE A.M. TRIPS AND 1.01 WOULD BE P.M. TRIPS.

- g. Proposed measures to reduce or control transportation impacts:

NONE PROPOSED AS THE TRANSPORTATION IMPACTS WILL NOT CHANGE FROM WHAT IS CURRENTLY GENERATED FROM THE SITE.

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**15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

NO. THE PROJECT WILL REPLACE ONE EXISTING SINGLE FAMILY RESIDENCE. THE IMPACTS ON THESE SERVICES WILL REMAIN UNCHANGED.

- b. Proposed measures to reduce or control direct impacts on public services:

NONE ARE PROPOSED.

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**16. Utilities**

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

AN INDIVIDUAL WELL SERVES THE HOUSE.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

THE SERVICES REQUIRED FOR THE REPLACEMENT HOUSE WILL BE THE SAME AS THE SERVICES REQUIRED FOR THE EXISTING HOUSE. A NEW WELL WILL BE DRILLED (THE EXISTING DECOMMISSIONED PER STATE STANDARDS) AND A NEW SEPTIC SYSTEM WILL BE INSTALLED.

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**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Bruce A. Neill

Date Submitted: 11/13/09

# HSIEH PROJECT

## EXISTING CONDITIONS

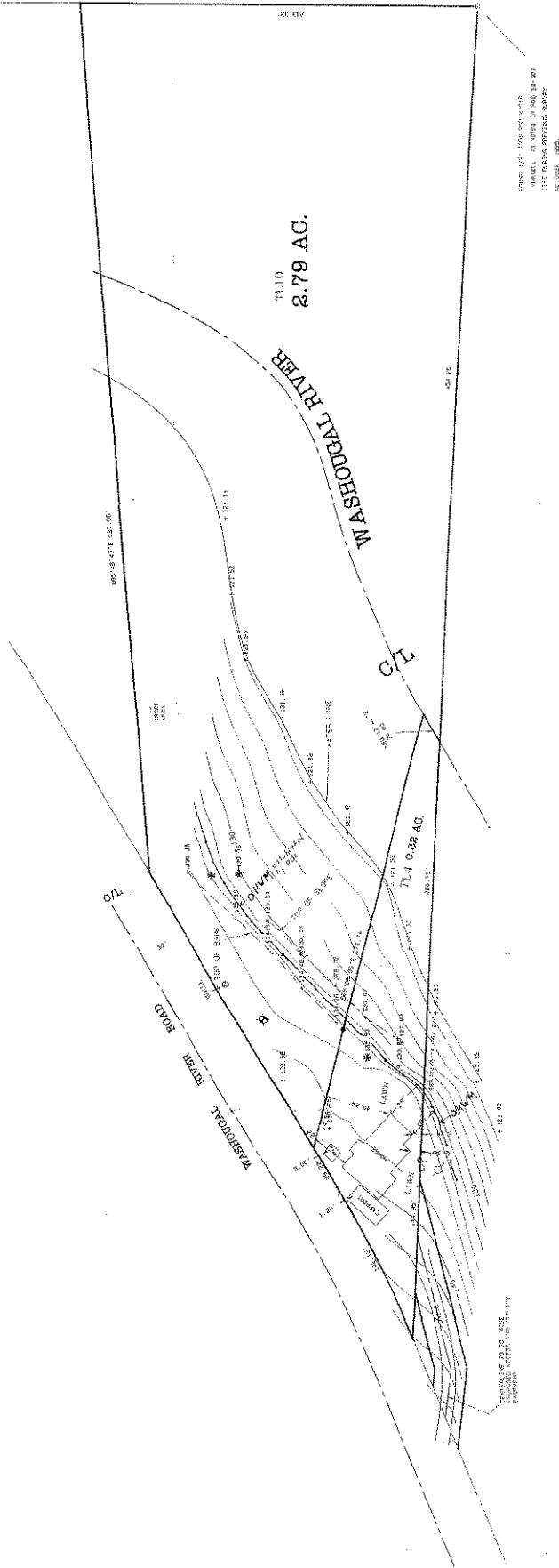
33911 NE WASHOUGAL RIVER ROAD  
SERIAL NO.: 141727-000 & 141732-000  
SW 1/4 SECTION 28 T11N, R4E W1E

## LEGEND

- : POINT SHOT WITH ELEVATION
- : TELEVISION STATION
- : POWER POLE
- : RED STAKE FOUND

28

1/2" 1994 4/0/04 1/0/01  
AS NOTED IN 1995 1/0/02  
SEE LIP 16-18  
THIS DRAWING PREPARED BY  
OCTOBER 1995



EXISTING CONDITIONS

SW 1/4 of Section 28 T2R4E WM

Major Roads  
State  
State On-Ramp  
Interstate  
Interstate On-Ramp  
Primary Arterial  
Arterial  
Roads  
Municipal Jurisdiction  
Unincorporated  
Incorporated

Community Development (Development Serv

Plot Date: Jan 5, 2010  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:4041.99)